

**Harpswell Planning Board Meeting
Minutes of February 18, 2004**

**Approved 3-17-04
page 1 of four**

Attendance: Sam Alexander - Chairman, John Papacosma -Vice-Chairman, Howard Nannen, Joanne Rogers, James Carignan – Associate, Henry Korsiak - Associate, and Amy E. Ferrell – Planning Assistant.
Dee Carrier – Absent.

Introductions and Pledge of Allegiance - the meeting had been advertised in the Times Record, and recorded. Chairman Alexander called the meeting to order at 6:30 pm, introduced above Board members and staff and led the pledge of allegiance.

Review of Agenda and Procedure - Chairman Alexander reviewed general Board procedures and the agenda for the evening.

Approval of Minutes - The Board reviewed the minutes of 1/21/04. **Motion – To approve the minutes of January 21, 2004 as submitted. (Carried 4-0.)**

Site Visit Review - Chairman Alexander reported that all Board members visited the property of Warren Graybill (Barley Field Association) on Tuesday, February 17th.

In the absence of Regular Member, Dee Carrier, Chairman Alexander appointed Associate Member, Henry Korsiak, as a voting member.

04-02-01 Warren Graybill (Barley Field Association), Site Plan Review; Construct a 12' x 16' x 16' Fish House on an Existing Wharf, Commercial Fisheries 1, Tax Map 30-130, Lowell's Cove Road, Orr's Island.

Applicant Presentation – Mr. Graybill stated his proposal to place a 12' x 16' x 16' Fish House on his existing commercial wharf to allow him to work out of the weather on traps, painting buoys, to store rope and other fishing related items in support of his fishing business.

Board Review and Discussion – Chairman Alexander reviewed a memo from the Codes Office which addressed the location of the site being exempt from the Floodplain Ordinance if three conditions are met. 1) Fish House is constructed with 2 hydraulic openings, 2) it will not be used for human habitation, and 3) if power is planned, the building must contain only ground fault interrupt electrical outlets. Also addressed by the Codes Office were Subsurface Wastewater Disposal System, Setbacks, and Height. Chairman Alexander proceeded to review a memo from the Town Planner reviewing Section 15.3 of the Shoreland Zoning Ordinance. Chairman Alexander stated he had reviewed the memo and agreed the proposal meets these standards.

Motion – The Board finds the applicant meets all requirements of Section 15.3 of the Shoreland Zoning. (Motion by Rogers and seconded by Nannen; carried 5-0)

Chairman Alexander reviewed section 15 of the Site Plan Review Ordinance.

15.1. Dimensional Requirements

Dimensional requirements in Section 15.3.7 of the Shoreland Zoning Ordinance would allow for the Fish House to be 20' in height. Chairman Alexander stated this proposal is 16' and meets this requirement.

15.2. Utilization of the Site

The proposed fish house will be built on an existing wharf which is currently used for commercial fishing. Chairman Alexander stated the proposal is for the same use and meets the standards of this requirement.

15.3. Adequacy of Road System

The proposed fish house is intended for personal commercial fishing use and will not generate additional traffic on the road systems around the site. Chairman Alexander stated the proposal meets this standard.

15.4. Access into the Site

The proposed fish house is intended for personal commercial fishing use and will not generate additional traffic on the roads accessing the site. Chairman Alexander stated the proposal meets this standard.

15.5. Access/Egress Way Location and Spacing

The proposed fish house is intended for personal commercial fishing use and will not alter the existing access and egress. Chairman Alexander stated the proposal meets this standard.

15.6. Internal Vehicular Circulation

The proposed fish house is intended for personal commercial fishing use and will not alter the existing internal vehicular circulation. Chairman Alexander stated the proposal meets this standard.

15.7. Parking

The proposed fish house is intended for personal commercial fishing use and will not generate additional traffic requiring more parking. Nannen noted at the site visit the narrow access, one lane traffic, to the other wharves beyond Mr. Graybill's. Mr. Graybill stated he would move his truck off to the side onto his wharf to allow for other vehicles to pass.

15.8. Pedestrian Circulation

The proposed fish house is intended for personal commercial fishing use, no pedestrian circulation plan is needed. Chairman Alexander stated the proposal meets this standard.

15.9. Stormwater Management

The proposed fish house is intended for personal commercial fishing use. There is no plan to disturb the natural flow of stormwater or the existing stormwater management. Chairman Alexander stated the proposal meets this standard.

15.10. Erosion Control

The proposed fish house is intended for personal commercial fishing use. Construction of the fish house would not disturb the natural vegetative buffers. No trees will be cut. Chairman Alexander stated the proposal meets this standard.

15.11. Water Supply and Groundwater Protection

The proposed fish house is intended for personal commercial fishing use. There is no water supply being used in this project. Chairman Alexander stated the proposal meets this standard.

15.12. Subsurface Waste Disposal

The proposed fish house is intended for personal commercial fishing use. There is no subsurface waste disposal system proposed. Chairman Alexander stated the proposal meets this standard.

15.13. Utilities and Essential Services

The applicant is proposing to run electricity to the new structure from an existing electrical pole. Chairman Alexander stated the proposal meets this standard.

15.14. Natural Features and Buffering

The proposed fish house is intended for personal commercial fishing use. Existing buffers are adequate to minimize the impact on abutting properties. Chairman Alexander stated the proposal meets this standard.

15.15. Lighting

The applicant is proposing to have minimal exterior lighting. Mr. Graybill stated the proposed door would be to the west with a small entry light pointing down. He also plans to place a couple flood lights on the back of the fish house, shielded to allow him to see when working at night, these lights will be off when he's

not working. Mr. Graybill also stated he intends to place a half dozen lights and receptacles inside the fish house.

15.16. Water Quality Protection

The proposed fish house is intended for personal commercial fishing use. Some small amounts of fuel may be stored on site for an outboard. Chairman Alexander stated the proposal meets this standard.

15.17. Hazardous, Special, and Radioactive Materials

The proposed fish house is intended for personal commercial fishing use. There are no hazardous, special, or radio active materials being stored on site. Chairman Alexander stated the proposal meets this standard.

15.18. Solid, Special, and Hazardous Waste Disposal

The proposed fish house is intended for personal commercial fishing use. Solid waste will be disposed of at the Harpswell Recycling Center. Chairman Alexander stated the proposal meets this standard.

15.19. Historic and Archaeological Resources

The proposal is to construct a fish house on an existing wharf. The area is already being used for commercial fishing. This is not an area identified in the Comprehensive Plan. Chairman Alexander stated the proposal meets this standard.

15.20. Floodplain Management

Because the structure is under the 500 square feet it does not require a floodplain permit. Chairman Alexander stated the proposal meets this standard.

15.21. Technical and Financial Capacity

The applicant intends to build this fish house himself. It will be self financed. Chairman Alexander stated the proposal meets this standard.

Motion – The Board finds the proposal meets all requirements of Section 15 of the Site Plan Review Ordinance. (Motion by Alexander and seconded by Papacosma; carried 5-0)

Chairman Alexander reviewed section 13.4.7 of the Basic Land Use Ordinance. Nannen asked the applicant if he intended to do any processing on the wharf. Mr. Graybill stated he has no intention to process; he has no water, if his plans change he would come back before the Planning Board.

Public Comment – Dawnna Black stated her and her husband are pleased to see the younger generation carry on in the fishing business. Roland Berry stated the coast was made for the fishermen to have wharves and fish houses.

Motion – The Board finds the proposal meets all requirements of Section 13.4.7 of the Basic Land Use Ordinance. (Motion by Papacosma and seconded by Alexander; carried 5-0)

Motion – The Board approves the application of Warren Graybill. (Motion by Alexander and seconded by Nannen; carried 5-0)

Planners Updates-

None

Discussion of Public Hearing -

The Board discussed the upcoming Public Hearing on Saturday, February 28th, their role in the hearing, and whether or not individuals would have the opportunity to remove themselves from the Board to speak as a citizen.

Site Visit – March Site Visit was set for Monday, March 15th, 8:00 am.

Adjournment - Motion to adjourn at 7:25 pm. (Motion by Chairman Alexander and seconded by Nannen; carried 5-0)

Respectfully submitted,

Amy E. Ferrell
Planning Assistant